



FOR LEASE

Southland Leisure Centre concession

REVISED! Concession opportunity at 2000 Southland Dr S.W. Calgary, AB

COMMUNITY Palliser	LICENSE AREA 300 sq. ft. kitchen plus 700 sq. ft. eating area	PROPERTY TYPE Commercial	OPERATING COSTS \$11.00 per sq. ft. plus GST, to be reviewed annually.	AVAILABLE TERM 5 years with 2 options to renew for 5 years each
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Property Highlights

- 1000 sq. ft. license area includes: 300 sq. ft. kitchen space, 700 sq. ft. eating area
- Some kitchen equipment available with preferred option to purchase as is and to be negotiated with the proponent
- Please include a proposal letter including a proposed menu with prices along with the Expression of Interest
- Open houses:
 - Tuesday, Aug. 13, 2024, 1-3 p.m.**
 - Thursday, Aug. 15, 2024, 1-3 p.m.**
 - Tuesday, Aug. 20, 2024, 3-5 p.m.**
- Please check-in at the front counter upon arrival; **no drop in viewings permitted**

Financial info

Lease rates

\$20 per square foot plus GST

SUBMISSION DATE OPEN:
August 2, 2024

SUBMISSION DATE CLOSED:
August 29, 2024 at
11:59 p.m. MST

Terms and conditions (1 of 2)

Subject to termination by either party upon 180 days written notice.

The Licensee to have two (2) options to renew for a term of Five (5) years provided the Licensor determines the Property is not required for municipal purposes, upon the same provisions except for the Consideration to be agreed by the Parties or arbitrated but to be no less than the Consideration for the immediately preceding year. The Licensee to pay a non-interest-bearing security deposit TBD by the Commencement Date.

The Licensee shall not build or place any improvements on the property without prior approval in writing from the Licensor.

The Licensee shall ensure that all proper permits are obtained prior to commencing improvements on the property at their sole cost and expense.

The Licensee is required to be open seven (7) days a week with hours subject to review and approval of the Licensor; times may vary based up operational need(s).

The Licensor shall provide keys to the Licensee to access their license area.

The Licensee shall provide the Licensor with a comprehensive and up-to-date inventory list of all kitchen equipment. This inventory must include details such as the type, make, model, and condition of each item. The Licensee shall update this list regularly.

The Licensee is responsible for the maintenance and upkeep of all kitchen equipment. The Licensee shall ensure that all equipment is regularly serviced and maintained in good working condition, either by the Licensee's personnel or by approved vendors. All maintenance and repair activities must adhere to industry standards and regulatory requirements. The Licensee shall promptly address any equipment malfunctions or safety issues to prevent operational disruptions and ensure compliance with health and safety regulations.

All kitchen equipment purchased by the Licensee shall have written approval prior to the installation and must adhere to building code / regulations. All equipment purchased by the Licensee must be removed at their sole cost and expense upon termination, unless otherwise negotiated with the Licensor.

The Licensee agrees to comply with all food safety guidelines, regulations, and standards as stipulated by Alberta Health Services (AHS). This includes, but is not limited to, proper food handling, storage, preparation, and serving practices. The Licensee shall ensure that all personnel involved in food-related activities are adequately trained and adhere to these guidelines to maintain the highest standards of food safety and public health.

The Licensee shall provide the Licensor with copies of all reports, inspections, and communications from Alberta Health Services (AHS). This includes, but is not limited to, inspection reports, violation notices, and any correspondence related to food safety and health regulations. The Licensee shall ensure that these documents are made available to the Licensor in a timely manner.

The Licensee shall immediately notify the Licensor of any infractions, violations, or breaches of regulations, including but not limited to those related to food safety as stipulated by Alberta Health Services. This notification must be made promptly upon discovery of the infraction, providing detailed information about the nature of the infraction and any corrective actions taken or planned.

Terms and conditions (2 of 2)

The Licensee shall comply with all of The City of Calgary's requirements for the sale, purchase, distribution, and advertisement of non – alcoholic beverages at the City's facilities. Pouring rights exclusive to Coca – Cola.

The sale of alcoholic beverages will not be permitted.

The License will not be permitted any outside catering rights.

The Licensee is responsible for cleaning, tidying, and bussing all tables in the eating area(s).

The Licensor shall have access to the license area for maintenance, and will provide 24 hour written notice, excluding emergencies.

The Licensee shall remove all improvements at their cost and expense and return the property to the original state as agreed upon between both the Licensee and the Licensor.

The Licensee shall be responsible for the payment of all taxes including but not limited to property taxes and business taxes as assessed to their license on the property.

The Licensor to be responsible for all operating costs including general building maintenance and exterior maintenance including but not limited to electric, water, gas, repair, and maintenance to the Property excluding tenant income, property and Tenant's business taxes and permits.

The Licensee agrees to pay the Licensor at same time as rent is payable an amount requested by the Licensor, acting reasonably, towards its proportionate share of the operating costs of the license area, including but not limited to electric, water, gas, parking stalls, repair and maintenance to the Property excluding tenant income Licensee's share of all operating costs including but not limited to electrical, gas, water is included in the annual lease payment excluding business and property taxes.

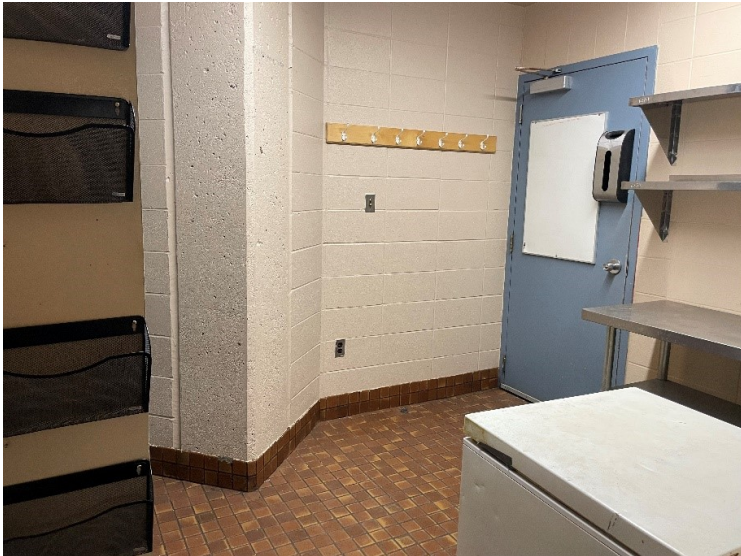
Signage will be the responsibility of the Licensee and must be approved in writing by the Licensor prior to installation.

The Licensor will not provide any designated parking stalls for staff all parking is on a first come first serve basis. All staff, patrons and agents of Licensee are expected to abide by the general rules and regulations of the Licensor as they apply to customer contact and security.

The Licensee shall not assign the License in whole or in part or sublet all or any part of the License property whatsoever, without the prior written consent of the Licensor, which consent shall not be unreasonably withheld; and the Licensee shall be responsible for any and all administration costs incurred with the assignment to the License.

Any incidents, comments or concerns related to security; cleaning of maintenance is to be communicated in writing to the Licensor.

Gallery



Contact us



Dawn Wright
Commercial Leasing Agent
Leasing & Property Management
EMAIL
Dawn.Wright@calgary.ca
OFFICE 403-700-6087

Submit interest using the
Expression of Interest Form

**City of Calgary Real Estate &
Development Services**

Administration Building
3rd Floor (#195) 323 7 Ave S.E.
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit
calgary.ca/realestate

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